

MEETING OF RUTHERFORD COUNTY PLANNING COMMISSION
September 23, 2008—9:00 AM

PRESENT

CHAIRMAN: Steve Wright

Ronnie Harrill

VICE CHAIRMAN: Marshall Atchley

Dwayne Harris

SECRETARY: Jim Still

Jim Huffstickler

PLANNING DIRECTOR: Hicks Owens

Phillip Miller

COUNTY PLANNER: Danny Searcy

Harold Thompson

Mike Hager

Kim Warner

HERITAGE ACRES, Phase 2, Final. Site and Plat are both in compliance with the ordinance, according to County Planner, adding that the new road sign is not yet up. Motion to approve by Harold Thompson; seconded by Mike Hager. PC votes unanimously to approve.

PINNACLE RIDGE SOUTH, Phase 1A, Final, withdrawn.

Mobile Home Parks—In July, Planner began researching other county mobile home park standards. PC heard from health department last month. Chairman wonders if 30,000 SF for a lot is the present minimum, but after discussion, we believe this is 20,000. Will review notes and discuss increasing this minimum at next meeting. PC will continue to ponder the information they already have, along with health dept info. Planner reminds board members the nature of the original tasking suggests that the current standard is a poor in mobile home parks and this construction standard should be addressed. He added that if the lot size is changed that there would be merit to matching the subdivision minimums. Commissioners have mentioned that the road improvements are their largest concern—source of most negative comments from the public, including bus traffic, etc. The Health Dept. currently requires the applicant to accomplish septic approvals as one of the ordinance conditions before PC grants final approval.

Board members request updates for the situation at GreyRock. Planner noted that only GreyRock Parkway has been in pretty fair condition for a gravel road. However, rains have caused some damage from washout. We understand that Duke has power along most of this single roadway--may continue to supply power to the subdivision as construction occurs. Chad Treadwell reported that GreyRock has somewhat of a 'grandfathered' status with Duke as the development began before Duke started charging for service installation. The County has called bonds, placing the bonding companies responsible for building the roads. The County has retained a consultant to guide this process. Kim Warner suggests we need to start and keep them moving as quickly as possible. DENR still limits to so much acreage with erosion control measures being built as you go. Chairman mentions that this was the 1st bond regarding developing performance for this county and places the County on uncommon ground in this process.